



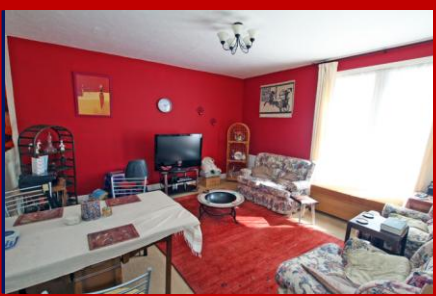
**OLIVER MILES**

Chartered Surveyors  
Estate Agents

**Park Road**

**Swanage BH19 2AA**

**£185,000**



**Spacious 2 Bedroom Ground Floor Flat Close to Town Centre With Parking. Shared Freehold**

**UOD0133**

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Tel: 01929 426655 Web: [www.olivermiles.co.uk](http://www.olivermiles.co.uk)

# Park Road Swanage BH19 2AA

## LOCATION & DESCRIPTION

The property is located in an elevated position a short walk from the Town Centre, Beach, Swanage Pier and Jurassic Coast.

The main building, formerly a hotel was built at the turn of the century. It has brick elevations under a clay tiled roof and has been extended and converted into 10 flats.

This ground floor flat offers spacious accommodation with high ceilings and has the benefit of uPVC double glazing, gas fired central heating, reserved parking space, communal garden and outside storage areas.

## ACCOMMODATION

(Approximate measurements)

External steps to Main Entrance

## GROUND FLOOR

Communal Hallway and Lobby

## ENTRANCE HALL

Understairs storage. Entryphone handset.

## KITCHEN (W) 3.33m x 1.99m (10' 11" x 6' 6")

Range of fitted cupboards, drawers and worktops, 4 ring gas hob with electric oven under and filtration hood over. Stainless steel sink, space for washing machine and slimline dishwasher. Ideal Logic gas boiler new in 2011 serving heating radiators and hot water.

## BEDROOM 2 (W) 2.8m x 2.6m (9' 2" x 8' 6")

## BATHROOM

Suite comprising panelled bath with mains operated shower over and fully tiled surround, pedestal wash hand basin, WC and extractor fan.

## LOUNGE/DINER (S) 4.57m x 4.57m (15' x 15')

Door to:

## BEDROOM 1 (W & S) 4.58m x 3.46m (15' x 11' 4")

## OUTSIDE

Allocated **Parking Space, Communal Garden, Four Stores** and refuse area to rear of building.

## TENURE

We are advised that the flat is held on a lease with shared Freehold. Maintenance is approximately £80 per calendar month and Buildings Insurance £220 per annum. Sub-lettings and pets are permitted.

## SERVICES

All mains services connected. Gas fired heating.

## COUNCIL TAX

Band 'B' - £1385.47 payable 2015/16

